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Yankton County Historical Society

Mead Building Proposal



Prepared for the Human Services Center Community Advisory Board and the State of State Dakota

"When a building is standing, even empty and unused, four things can be done:
1) nothing, 2) stabilize the building and wait, 3) rehabilitate the building, or 4) tear it down. Option 4 is always available, but if that option is taken, all the others are eliminated." ~Donovan Rypkema's "The Economics of Historic Preservation: A Community Leader's Guide."



Introduction

In February 2008, the Board of Directors of the Yankton County Historical Society (YCHS) voted unanimously in favor of studying the feasibility of rehabilitating Mead Building for museum use and as a cultural center. The Mead Building Committee was established to pursue this endeavor. This report is a summary of our findings.

YCHS currently occupies Dakota Territorial Museum along Summit Street in Westside Park in Yankton. Based on the assessment by the Board of Directors, we are concerned that the existing building no longer serves our future needs. New construction has been considered and the athletic field near our existing building was purchased for this purpose. However, Mead offers us not only a unique opportunity to meet our future goals, but also the challenge to fulfill our mission as a historical society. Furthermore, the economics of new construction and rehabilitation are very contrasting – new construction must be paid in full once the project is complete, rehabilitation affords the benefit of pay-as-you-go over time.

Scope of Proposal

The objective of this proposal is to secure a leasehold interest in Mead Building with the State of South Dakota. The Yankton County Historical Society is seeking not only the written approval of the Human Services Center Community Advisory Board but also continued support at local and state levels to preserve this extraordinary building.

The intended reuse of this building as a first-class regional museum and cultural center will create the desire to visit Mead Building and the community of Yankton. Museums attract patrons in recognition of their universal appeal, as a resource for research, archival safeguard, demonstration of respect for our history, and community service to residents and tourists alike.

History

We prize Mead Building for its unique attributes – structures of this grandeur are rarely built these days – and are confident that it will appeal not only to regional citizens but worldwide travelers as well. Its image, professionally featured on travel sites and brochures, is sure to attract attention. Discovering our “roots” and “beginnings” is a favorite pursuit of tourists, both local and those from abroad. Addressing the goals of visitors to our state is a main objective of the *2010 Initiative* unveiled by Governor M. Michael Rounds in 2003. South Dakotans are urged to develop attractive sites for the purpose of encouraging “heritage tourism”. Lucky for Yankton, we have just what the doctor ordered! Doctor Mead, that is.



We have the institution first known as the Dakota Hospital for the Insane, which opened for business on April 11, 1879, at Yankton, Dakota Territory. It was established on a section of land which had been set aside for school purposes, about three miles north of town, now at the vital intersection of two major highways, SD Highway 50 and US Highway 81.

Innovative and perhaps ahead of his time, Dr. Leonard C. Mead served as superintendent of this care facility for some 27 years, during its early, formative period. Appointed in 1891, he served until 1899 after which he went to New York for further study. Mead returned and again served as its superintendent from 1901 until his death on January 13, 1920. This remarkable leader was not only a doctor but also a teacher, an engineer, architect, business professional, and artist. Under his management, he advanced the progressive notion that residents with mental illness were patients, and not criminals, and deserved a home among ideal surroundings and nature, which would soothe and promote healing. This attitude was reflected in design of the grounds, as well as the many buildings he built over the years.

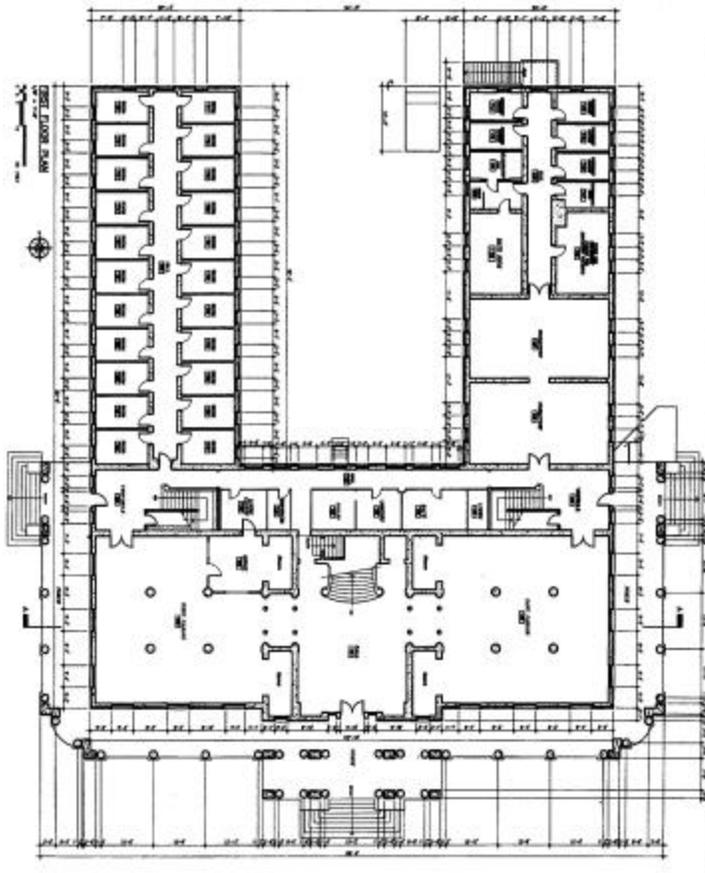
Buildings designed by Dr. Mead are massive and finely wrought and give the impression of permanence. He did not tolerate shoddy work and intended the buildings to stand for centuries. One of the many buildings erected during his tenure, the Mead Building, is a three-story Sioux quartzite and concrete building built in 1909.

Identified as a Neo Renaissance style structure, the Mead Building exhibits features we do not often associate with contemporary construction. Like many others on this site, labor for this building was provided largely by supervised patients and residents. It is especially treasured for its elegance, appealing design, and this remarkable feature – a marble staircase constructed by Italian craftsmen.



The building, which bears his name, was representative of his humanist philosophy and belief that an environment, both pleasant and attractive, was an important therapeutic tool, and contributed to well-being and healing. His philosophy, embracing beauty, extended to gardens, grounds and impressive landscaping, to the benefit of patients and caregivers.

Building Analysis and Feasibility



Building Breakdown:

Per level:

- Front, 1st/2nd floor areas $\approx 7,764 \text{ ft}^2$
- Front, 3rd floor area $\approx 6,729 \text{ ft}^2$
- East wing $\approx 3,430 \text{ ft}^2$
- West wing $\approx 3,391 \text{ ft}^2$
- Basement area $\approx 9,215 \text{ ft}^2$

Per section:

- Front, 3-story area $\approx 22,257 \text{ ft}^2$
- East wing, 2-story area $\approx 6,860 \text{ ft}^2$
- West wing, 2-story area $\approx 6,782 \text{ ft}^2$
- Gross building area $\approx 45,114 \text{ ft}^2$
- Above grade building area $\approx 35,899 \text{ ft}^2$

Sources: Copy of original blueprints; 1984 survey & feasibility study by Rysavy Hartman Associates Architects, Sioux Falls, SD; and 1993 survey results by Andrews & Anderson Architects, PC, Golden, CO. Refer to Addenda for all floor levels.

Estimated Cost to Rehabilitate:

Case Study No. 1: Lawrence County Courthouse, Deadwood, SD. Built in 1907. 3-story building with a gross building area of approximately $23,000 \text{ ft}^2$. Rehabilitation completed in 1991 at an actual cost of \$2,073,179 or approximately $\$90/\text{ft}^2$. Similar in large open areas (courtroom on each floor). Numerous local contributors made project a reality. Cost included restoration of murals, cleaned and relocated paintings, 24K gold gilded moldings and borders, and restored stained glass dome. Applying a current comparative cost multiplier (April 2008) from *Marshall Valuation Service*, the adjusted cost is approximately $\$162/\text{ft}^2$.

Case Study No. 2: Survey & feasibility of “Mead Building” by Rysavy Hartman Associates Architects in January 1984. Conducted to study potential uses and estimated costs for rehabilitation. As a museum, the projected cost was \$1,512,327 over five years or $\$42.14/\text{ft}^2$ of above grade building area equal to $35,899 \text{ ft}^2$. Applying a current comparative cost multiplier (April 2008) from *Marshall Valuation Service*, the adjusted cost is approximately $\$84/\text{ft}^2$ – excludes current issues caused by 24 years of vacancy.

Case Study No.3: Conversion of the headquarters of the Colorado Fuel & Iron Corporation in Pueblo, CO into the Steelworks Museum of Industry & Culture. Built in 1901. Rehabilitated by Andrews & Anderson Architects, PC, Pueblo, CO – the same company that performed the 1993 survey for the South Dakota Human Services Center and State Historical Preservation Center. Ongoing project with a projected cost of \$17,000,000 or \$189/ft² of building area equal to 90,000 ft². Based on the aforementioned study, the estimated cost to rehabilitate Mead Building is \$150/ft² to \$200/ft².

Conclusion: The cost to rehabilitate Mead Building in 1984 was estimated at \$42/ft². The cost to remodel the Lawrence County Courthouse in 1991 was approximately \$90/ft². Bringing these costs to date, the estimated cost range is greater than \$84/ft² and less than \$162/ft². The latter cost correlates with the estimated range of \$150/ft² to \$200/ft² as provided by Andrews & Anderson Architects, PC. The cost to remodel Mead for museum use is estimated between \$150/ft² and \$160/ft².

Environmental Impact:

The most persuasive reason for the adaptive reuse of the Mead Building as a museum and cultural center is one of environmental responsibility. Any “new” building, no matter how energy efficient its design, is a huge impact on our environment. Materials, labor and transportation for both, add up to a massive amount of energy use and environmental stress. Mead was built in 1909 – its largest ever environmental impact occurred 99 years ago!

The National Trust for Historic Preservation has calculated that constructing a typical new 50,000 ft² building (think big box) consumes 80 billion BTUs, which converts into 640,000 gallons of gasoline. Now, do the math at \$3.499 per gallon! (Answer: \$2,207,360) This figure represents value that we, as a society and state, long ago, invested in our Mead Building. If we fail to recycle Mead, our 99 year-old investment, our inheritance, so to speak, is wasted. Also wasted is investment required for demolition, transportation of the rubble, and its burial in a landfill. The greenest, the most environmentally efficient, the most valuable building is the building that has already been built.

Proposed Phases of Rehabilitation:

Phase 1 – Prepare Building for Rehabilitation: The initial objective is to repair and update the tile roof and copper fascia, gutters, and downspouts to stop further deterioration of the building by water. In addition, this would be the time to remediate the asbestos that is known to exist in the basement. After preliminary research of these issues, it was discovered that the roof tile manufacturer, Ludowici, is not only in business today, but also continues to make the tiles for Mead, and the cost to remediate the asbestos appears reasonable at this time. The cost to cure Phase 1 is estimated at [\$754,950_{Roof bid} + \$65,000_{Remediate} + overrun contingency ≈ \$1,000,000 ±]. The goal of YCHS is to finish this initial step within 3 years of approval by the state.

Phase 2 – Prepare for Occupancy: The next step is to prepare Mead to house the museum and cultural center, at which time some spaces may be available for professional office use with emphasis on those that serve HSC residents. The proposed areas to be completed are the 1st and 2nd floor levels of the front 3-story area, which consists of the large entry hall, marble staircase, and the four large parlors, and the east wing 2-story area, which consists of four large rooms and several smaller cubicles. The remaining above grade building areas, the 2-story west wing and front 3rd floor area, would be abated and used for storage, and the basement would probably be used for mechanical systems only. The total area to be remodeled during Phase 2 is approximately [(2) (7,764) + (2) (3,430) = 22,388 ft² or 62% of the above grade building area = 35,899 ft²]. Applying the estimated cost to cure of \$150/ft² to \$160/ft², which we believe will be lower due to the “intrinsic value” of the space involved, the estimated cost is [(22,388 ft²) (\$150/ft²) = \$3,358,200] to [(22,388 ft²) (\$160/ft²) = \$3,582,800]. Our goal is to finish Phase 2 within 10 years of approval by the state.

Phase 3 – Complete Reuse of Building: The final objective is to rehabilitate the 2-story west wing area. This space is ideal for archival storage and office use, but other uses may become evident in the future. The timing of Phase 3 is unknown, but it would be reasonable to assume that this last phase would be completed as demand deems necessary. Our own State Capitol took approximately 25 years to rehabilitate, we expect Mead to follow in a similar manner.

Funding and Support:

National: National Trust for Historic Preservation (see Addenda) – experienced mediator, contract preparation, Federal Rehabilitation Tax Credit (a potential savings of \$0.20 for every dollar spent), national grants (Save America’s Treasures, Bush Foundation, etc.). Preservationists and philanthropists.

State and Local: South Dakota State Historical Society and Preserve South Dakota. State grants. Local, negative reaction to Mead Building’s suggested demolition. Local support as evident by a 60% plus increase in YCHS membership over the four months since we announced our interest in this project.

Conclusion

As Mead Building approaches 100 years of serving and surviving, we are evaluating the resources required and the rewards to be gained by securing its future. We strongly believe that the reuse of this building as a museum and cultural center is not only economically possible, but also a mutual benefit to the public, the residents and grounds of the Human Services Center, the City of Yankton, and the State of South Dakota. This building represents our past, the present, and the direction of our future. We appreciate your time and consideration of this proposal and look forward to working with you in this endeavor.

ADDENDA

NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION®

Mountains/Plains
OFFICE

April 29, 2008

State of South Dakota
500 East Capitol Avenue
Pierre, SD 57501

To Whom It May Concern:

On behalf of the National Trust for Historic Preservation, I would like to offer our support for the project proposed by the Yankton County Historical Society for a lease agreement with the State of South Dakota for the Mead Building on the Human Services Center (HSC) campus. The Yankton County Historical Society would like to rehabilitate the historic building for the new Dakota Territorial Museum.

This is a very worthy project that brings together a reputable historical society, an historic resource with great significance to the State of South Dakota, and a model adaptive use project. Established as the Dakota Hospital for the Insane in 1878, the HSC is the oldest public institution in South Dakota. Eighteen buildings on the HSC campus, including the Mead Building, were listed on the National Register of Historic Places in 1980 for their historic and architectural significance. Unfortunately, many of those buildings have been demolished, and most of the remaining National Register buildings are slated for demolition. The Yankton County Historical Society proposal would insure that at least one of the buildings from the National Register listing would be preserved and used for the benefit of all South Dakotans.

The National Trust has been working with the Yankton County Historical Society on this proposal and can provide modest financial assistance through our Preservation Fund grants and Preservation Loan Fund. The National Trust Preservation Fund grants can be used for conducting a structural assessment or to create a rehabilitation plan. National Trust Loan Funds could be available for the stabilization and rehabilitation of the Mead Building. The Yankton County Historical Society may also consider seeking a Save America's Treasures grant from the National Park Service to help underwrite bricks and mortar work. In addition, we will continue to provide general advice and guidance based on our experience with other similar projects across the nation.

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The National Trust for Historic Preservation is a non-profit membership organization bringing people together to protect, enhance and enjoy the places that matter to them. By saving the places where great moments from history – and the important moments of everyday life – took place, the National Trust for Historic Preservation helps revitalize neighborhoods and communities, spark economic development and promote environmental sustainability. With headquarters in Washington, DC, eight regional and field offices, 29 historic sites, and partner organizations in all 50 states, the National Trust for Historic Preservation provides leadership, education, advocacy and resources to a national network of people, organizations and local communities committed to saving places, connecting us to our history and collectively shaping the future of America's stories. The Mountains/Plains Regional Office serves eight states, including South Dakota, where we have close to 400 members.

This is a very exciting project that is worthy of State support. Thank you for considering our comments.

Sincerely,

A handwritten signature in black ink that reads "Barbara Pahl". The signature is written in a cursive, flowing style.

Barbara Pahl
Director

Past and Present Mead Photographs



Front 3-story area, main level – central hall.



Marble staircase constructed by Italian craftsmen.

Past and Present Mead Photographs



Front 3-story area, main level – west parlor.



Front 3-story area, southwest corner of 2nd floor porch – building front.



Front 3-story area, southwest corner of 2nd floor porch – west side of building.

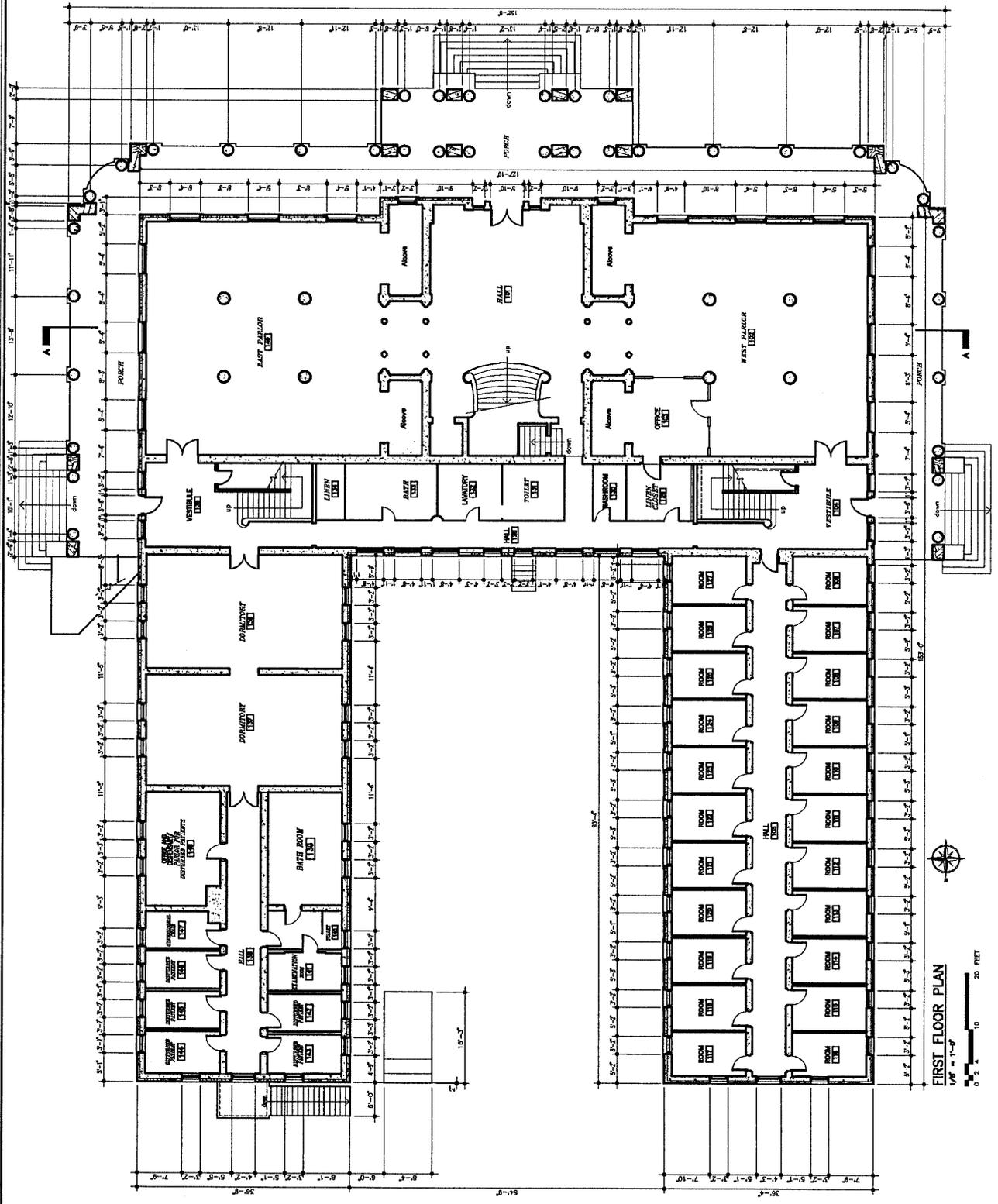
Past and Present Mead Photographs



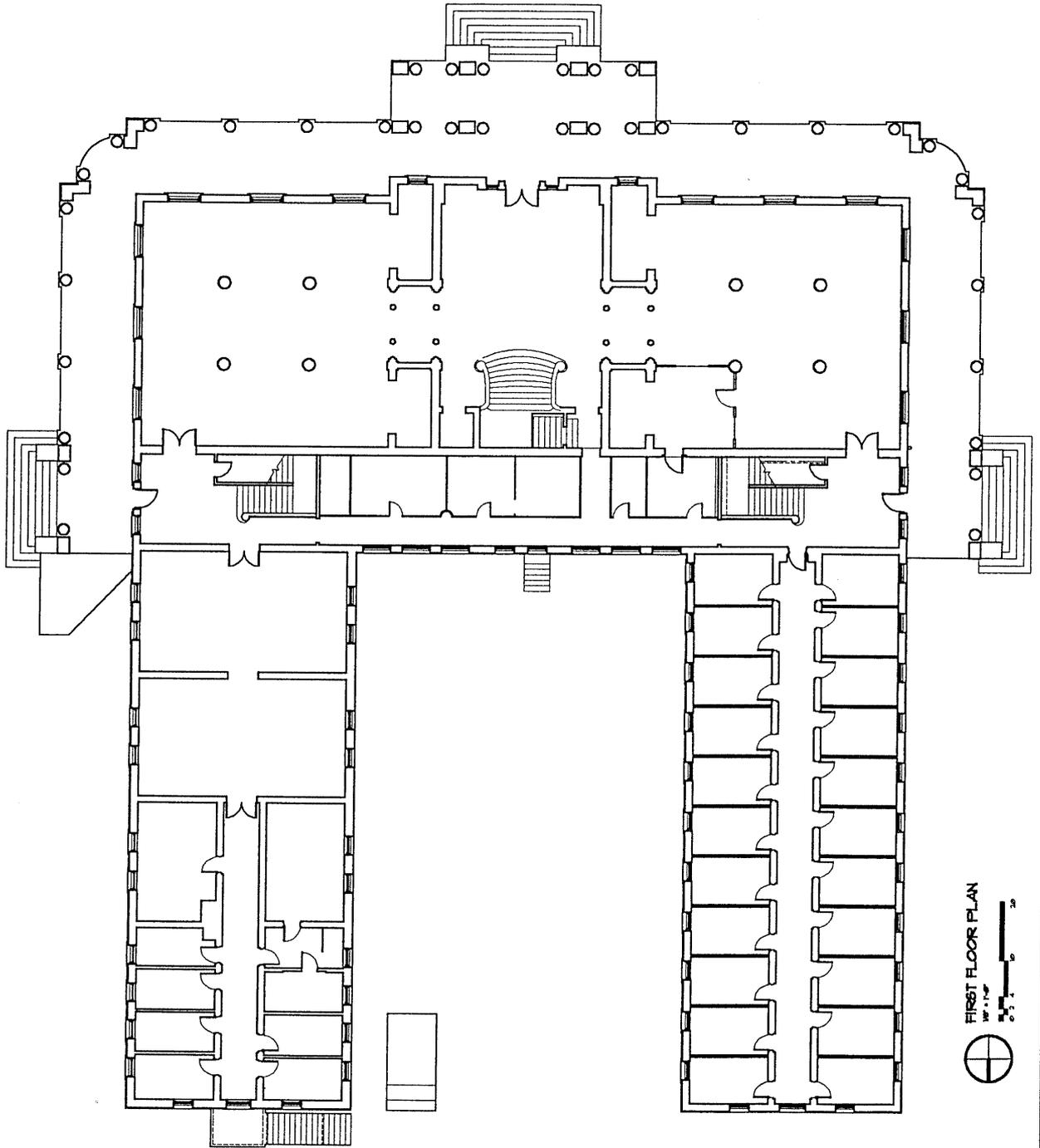
Front 3-story area, main level – archway from central hall to west parlor.



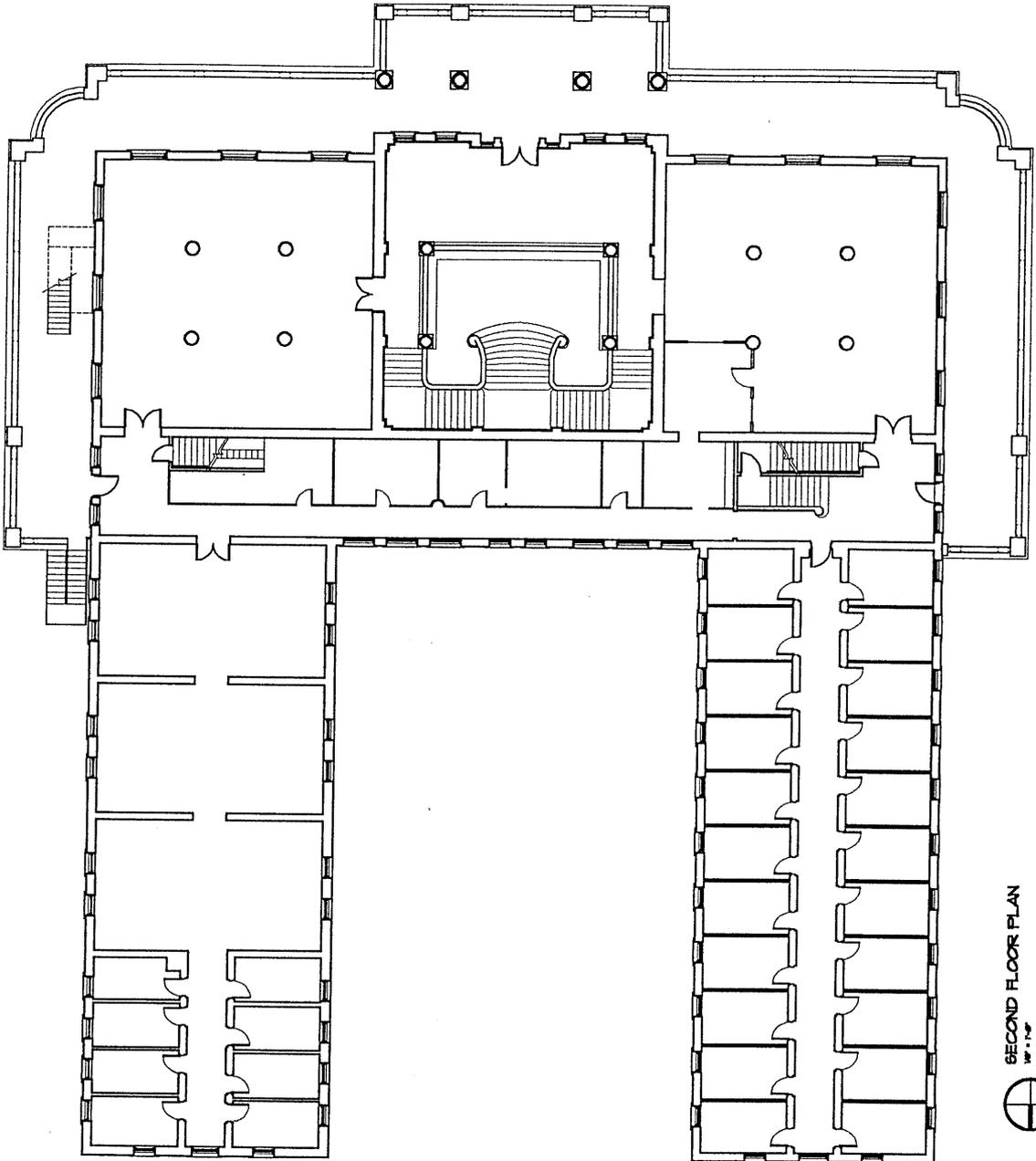
Front 3-story area, central hall – main and 2nd floors.



FIRST FLOOR PLAN
 1/8" = 1'-0"
 0 5 10 20 FEET

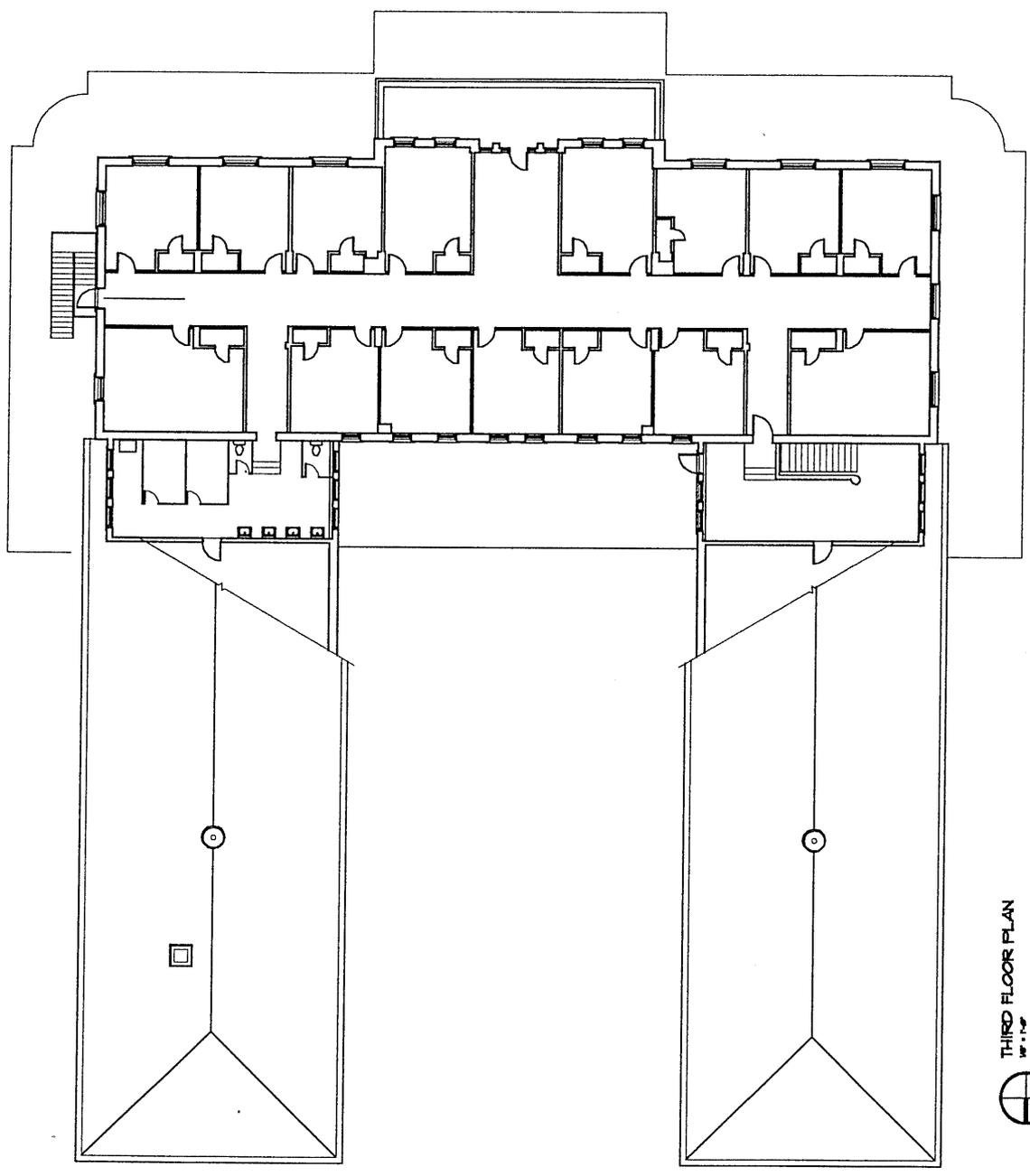


FIRST FLOOR PLAN
1/8" = 1'-0"
0 5 10
20



SECOND FLOOR PLAN
 1/8" = 1'-0"
 0' 1" 2' 3' 4' 5' 6'





THIRD FLOOR PLAN
 1/8" = 1'-0"
 0 2 4 6 8 10



